



Paradise Town Advisory Board

August 9, 2016

MINUTES

Board Members:	John S. Williams – Chair – PRESENT Robert Orgill – Vice Chair – PRESENT Susan Philipp – PRESENT	Bart Donovan – PRESENT Roger Smith – PRESENT
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

- I. Call to Order, Pledge of Allegiance, Roll Call,(see above)
Bob Klein – Comprehensive Planning

Meeting was called to order by Chair Williams at 7:00 p.m.

- II. Public Comment

None

- III. Approval of July 26, 2016 Minutes

Moved by: Philipp

Action: Approved minutes as submitted

Vote: 5-0/ Unanimous

Approval of Agenda for August 9, 2016

Moved by: Orgill

Action: Approve agenda as submitted with exception of Item 3 being held per the applicant return to the 9/13/16 TAB, item 4 held per the applicant, return to the 8/30/16 TAB.

Vote: 5-0/Unanimous

- IV. Informational Items

None

- V. Planning & Zoning

1. **WS-0455-16 – PANTLE, CORRY BRIAN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks for existing addition (game room & enclosed patio cover); and **2)** reduced setback from a right-of-way for an existing shed in conjunction with an existing single family residence on 0.2 acres in a R-2 (Medium Density Residential) Zone. Generally located on the west side of Birch Creek Circle and the south side of White Drive within Paradise. SS/pb/ml (For possible action)
PC 8/16/16
MOVED BY- Orgill
APPROVED- Subject to staff conditions
VOTE: 5-0/ Unanimous
2. **NZC-0504-16 – MARY BARTSAS 15, LLC:**
ZONE CHANGE to reclassify 3.1 acres from R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone.
DESIGN REVIEW for a multiple family residential development. Generally located on the south side of Tropicana Avenue and the west side of Mountain Vista Street within Paradise (description on file). MBS/pb/ml (For possible action)
PC 9/6/16
MOVED BY- Philipp
APPROVED- Subject to staff conditions
VOTE: 3-2/ Donovan and Smith against
3. **NZC-0508-16 – LUCKY LAND, LLC:**
ZONE CHANGE to reclassify 5.2 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone for an assisted living/congregate care facility.
USE PERMITS for the following: **1)** a project of regional significance; **2)** an assisted living facility; and **3)** a congregate care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit access to a local street; **2)** increase building height; **3)** alternative landscaping and screening; **4)** permit non-standard improvements in the right-of-way; and **5)** off-site improvements (curbs, gutters, sidewalks, streetlights, and full width paving).
DESIGN REVIEW for an assisted living/congregate care facility. Generally located on the northwest corner of Topaz Street and Serene Avenue within Paradise (description on file). MBS/al/raj (For possible action)
PC 9/6/16
ITEM HELD PER APPLICANT
Return to the 9/13/16 TAB
4. **UC-0436-16 – VALLEY VIEW INDUSTRIAL INVESTORS, LLC:**
USE PERMITS for the following: **1)** office as a principal use; **2)** personal services; **3)** postal services; **4)** retail as a principal use; and **5)** restaurants.
DESIGN REVIEW for a site layout including parallel parking in conjunction with an existing office/warehouse complex on 10.8 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Design Overlay District. Generally located on the northwest corner of Viking Road and Valley View Boulevard within Paradise. SB/mk/ml (For possible action)
PC 9/6/16
ITEM HELD PER APPLICANT
Return to the 8/30/16 TAB

5. **UC-0484-16 – HOME DEPOT USA, INC.:**
USE PERMIT to allow outside display of a proposed vehicle (truck) rental use to be visible from a public street (Pecos Road) and residential developments in conjunction with an existing home improvement center (Home Depot) on 11.0 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone. Generally located on the west side of Pecos Road and the north side of Patrick Lane within Paradise. MBS/gc/mcb (For possible action) **PC 9/6/16**

ITEM HELD PER APPLICANT
Return to the 8/30/16 TAB

6. **UC-0487-16 – FRECKER, CARL:**
USE PERMIT for the following: **1)** allow a proposed accessory structure (detached garage) not architecturally compatible with the principal building; and **2)** increase the area of a proposed accessory structure in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Emerald Avenue, 150 feet west of Mountain Vista Street within Paradise. MBS/lm/mcb (For possible action) **PC 9/6/16**

MOVED BY – Orgill
APPROVED- Change Pine tree condition to be ANY screening tree/bush.
Subject to all other staff conditions
VOTE: 5-0/Unanimous

7. **UC-0491-16 – 4335 WEST TROPICANA, LLC:**
USE PERMIT to increase the number of vehicles (automobiles) for sale outside when the business has common parking with other businesses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; and **2)** eliminate parking lot landscaping.
DESIGN REVIEW for a vehicle (automobile) sales facility in conjunction with an existing industrial building on 2.0 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the south side of Tropicana Avenue and the east side of Arville Street within Paradise. SS/gc/mcb (For possible action) **PC 9/6/16**

MOVED BY- Orgill
DENIAL
VOTE: 5-0/Unanimous

8. **ZC-0469-10 (AR-0007-16) – CSD, LLC:**
USE PERMITS THIRD APPLICATION FOR REVIEW of the following: **1)** museum with ancillary commercial uses; **2)** recreational facility; **3)** truck wash; **4)** commercial boarding stables; **5)** employee housing; and **6)** exotic animals.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify parking standards; **2)** reduce the landscape buffer along arterial streets; **3)** waive landscaping along local streets; **4)** waive off-site improvements (excluding paving); and **5)** employee housing.
DESIGN REVIEWS for the following: **1)** museum with visitor's center and theater; **2)** site layout and design for the project north of Sunset Road; **3)** airplane structure; and **4)** site layout and design for the project south of Sunset Road and all other ancillary uses and structures on 46.5 acres in an R-E (Rural Estates Residential) Zone, an R-E (Rural Estates Residential) (AE-60 & AE-65) Zone, a C-2 (General Commercial) (AE-65 & AE-70) Zone, and an M-D (Design Manufacturing) (AE-65 & AE-70) Zone. Generally located on the north side of Sunset Road between Pine Street and Pecos Road, and the south side of Sunset Road between Tomiyasu Lane and Pecos Road within Paradise. MBS/co/dg/ml (For possible action) **BCC 9/7/16**

MOVED BY- Philipp

DENIAL

VOTE: 4-0/Unanimous Donovan abstained from comment and vote, Received notification card.

9. **UC-0511-14 (AR-0106-16) - BURNS, WILLIAM K. & CHARLOTTE G.:**
USE PERMIT FIRST APPLICATION FOR REVIEW to allow additional household pets (dogs).
WAIVER OF DEVELOPMENT STANDARDS to increase the number of household pets (dogs) in conjunction with an existing single family dwelling on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Damico Drive, 145 feet south of Rawhide Street within Paradise. MBS/pb/mcb (For possible action) **BCC 9/7/16**

MOVED BY- Williams

APPROVED- Removal of Review, Subject to all other staff conditions

VOTE: 5-0/Unanimous

10. **DR-0485-16 – AUGUSTA ASSOCIATES, LP:**
DESIGN REVIEW for a shopping center.
WAIVERS OF CONDITIONS of a zone change (ZC-0443-98) requiring the following: **1)** A-1 landscaping along all street frontages; **2)** a landscape earthberm and wall to a height of 6 feet along Mission Front Drive to the south corner of the supermarket to screen the subdivision to the west from the shopping center; **3)** no truck traffic on Mission Front Drive; **4)** recording a perpetual, reciprocal cross access, ingress/egress, and parking agreements; **5)** screening trash compactor; **6)** meandering walk and landscaping on the north side of Gary Avenue per plans with consent of property owners; **7)** landscaping from curb to wall where building adjacent to Gary Avenue and Panhandle (now known as Mission Front Drive) on 6.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the west side of Maryland Parkway within Paradise. SS/gc/ml (For possible action) **BCC 9/7/16**

MOVED BY- Orgill

APPROVED- Subject to staff conditions

VOTE: 5-0/Unanimous

11. **DR-0493-16 – BOULEVARD VENTURES, LLC:**

DESIGN REVIEWS for the following: **1)** increase building height; and **2)** signage for a recreational facility (aquarium) in conjunction with an existing shopping center (Boulevard Mall) on a portion of 57.0 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located on the east side of Maryland Parkway and the north and south sides of Twain Avenue within Paradise. CG/jt/mcb
(For possible action) **BCC 9/7/16**

MOVED BY-Williams

APPROVED- Subject to staff conditions

VOTE: 5-0/Unanimous

12. **DR-0511-16 – MGP LESSOR, LLC:**

DESIGN REVIEW for proposed additions, modifications, remodel, and rebranding of an existing resort hotel (Monte Carlo) on 20.8 acres in an H-1 (Limited Resort and Apartment) and H-1 (Limited Resort and Apartment) (AE-60) Zone in an MUD-1 Overlay District. Generally located on the north side of Park Avenue (private street) and the west side of Las Vegas Boulevard South within Paradise/al/mcb(For possible action **BCC 9/7/16**

MOVED BY-Donovan

APPROVED- Subject to staff conditions

VOTE: 5-0/Unanimous

VI. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date

The next regular meeting will be August 30, 2016

IX. Adjournment

The meeting was adjourned at 9:31 p.m.

BOARD OF COUNTY COMMISSIONERS

STEVEN SISOLAK, Chair–LARRY BROWN, Vice-Chair

SUSAN BRAGER–CHRIS GIUNCHIGLIANI–MARILYN KIRKPATRICK–MARY BETH SCOW–LAWRENCE WEEKLY

DON BURNETTE, County Manager